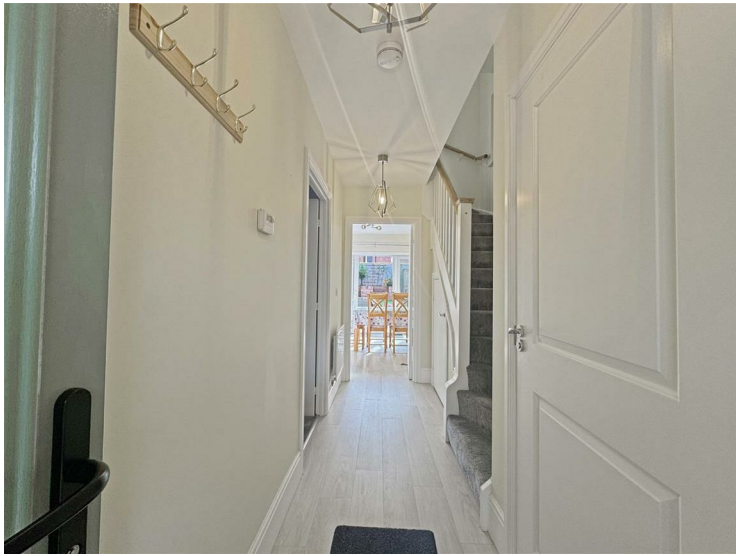


## 39 Rieth Close, Hinckley, LE10 0YR

**Offers Over £282,995**

**NO CHAIN** - This property has been maintained to an EXCELLENT standard and is situated on a highly sought after development in Hinckley. Originally constructed in 2017 by Mssrs Redrow Homes, the spacious and quality accommodation briefly comprises: Entrance hallway, Living room, Dining kitchen, Ground floor w/c. First Floor: Three bedrooms, En suite and a Family bathroom. Outside: Fabulous rear garden and Driveway parking.

## Entrance Hall



With doors leading to the WC, Lounge, Kitchen and an under stairs cupboard. With stairs rising to the first floor. Radiator.

## WC



With a window to the side aspect, fitted with a low level WC and hand wash basin. Radiator.

## Living Room



With large windows to the front aspect, and a radiator.

## Kitchen Diner



With a window to the rear aspect and sliding patio doors leading to the rear garden.

The kitchen is fitted with a quality and modern range of wall and base storage units with worksurfaces over and tiled splashback and a storage cupboard. There is a gas hob with extractor over and a fitted oven and microwave as well as an integrated fridge/freezer and washing machine. Radiator.

## Landing



With a window to the side aspect, doors off to all first floor accommodation and loft access.

## Bedroom One



With a window to the front aspect, door to the en suite, wardrobe/storage cupboard and a radiator.

### En-Suite



Fitted with a low level WC, hand wash basin and a walk in shower enclosure.

### Bathroom



With a window to the front aspect, fitted with a low level WC, hand wash basin and a bath with shower over and a glass screen. Heated towel rail.

### Bedroom Two



With a window to the rear aspect, and a radiator.

### Outside



The rear garden is low maintenance, being laid largely to artificial turf with well-stocked raised borders and a timber shed. To the front of the property is driveway parking.

### Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Bedroom Three



With a window to the rear aspect, radiator.

### Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

### Thinking of Selling?

**IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!**

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
- \* FREE market appraisal
- \* REALISTIC valuations based on local market knowledge
- \* EXTENSIVE advertising for maximum exposure
- \* COMPETITIVE fees

- \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

### Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

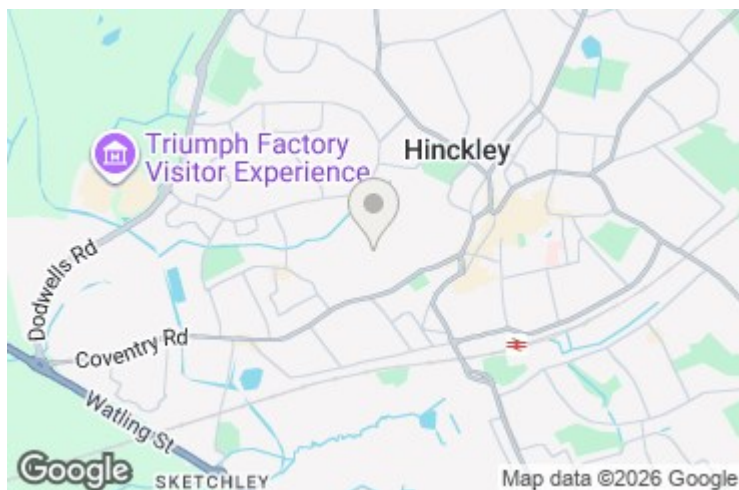
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

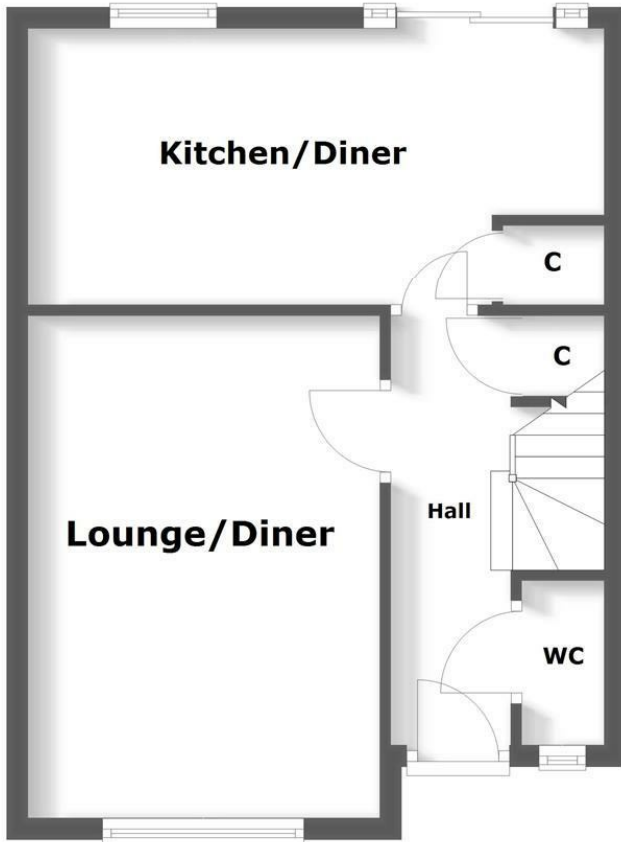
### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



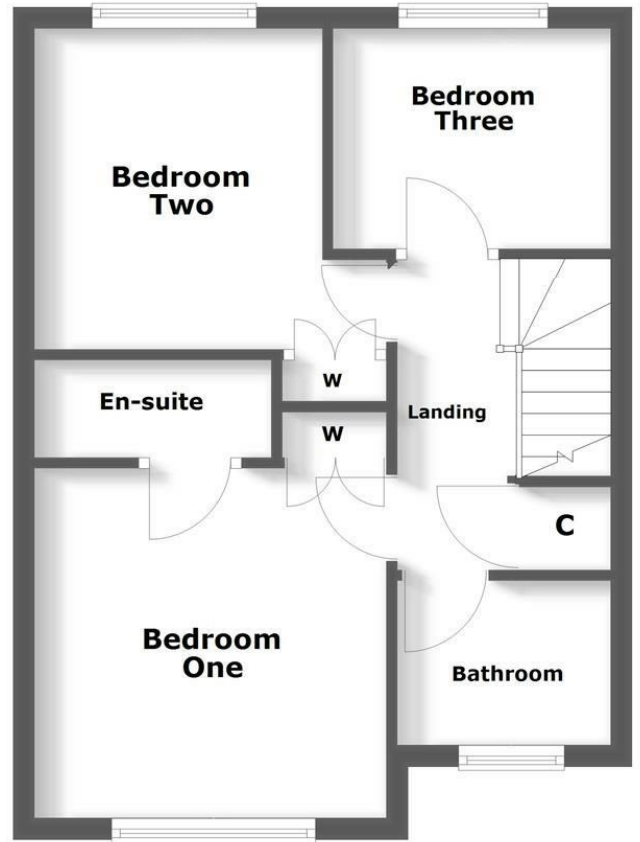
## Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)

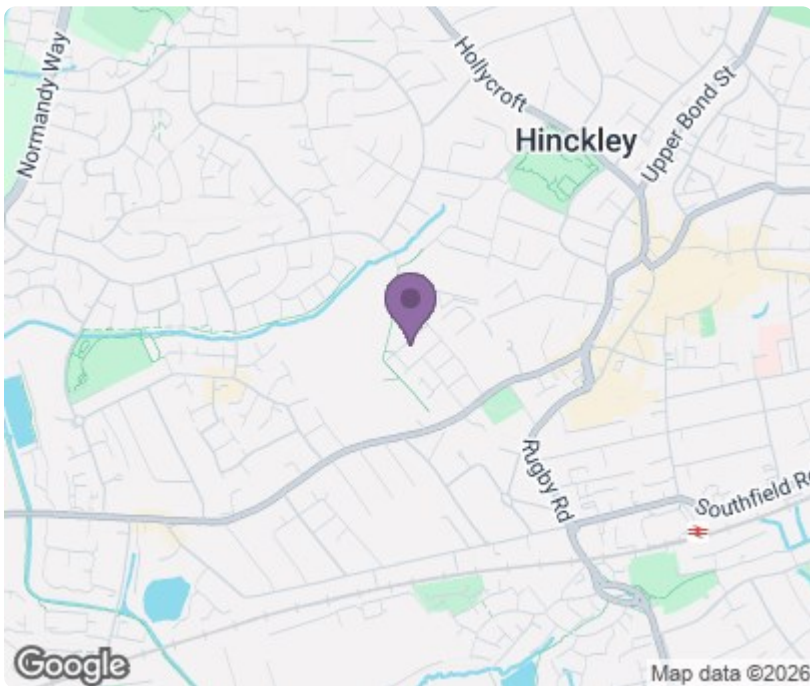


## First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 77.4 sq. metres (832.9 sq. feet)



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 88      | 89        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |